



Stanley Consultants INC.

June 13, 2006

Project No: 19106.01.00

Invoice No: 0080267

Total This Invoice

\$39,030.00

Rhodes Homes, Inc.
2215 Hualapai Mountain Road
Suite H
Kingman AZ 86401

For: Red Lake Area Plan

Professional Services from April 02, 2006 to April 29, 2006

Fee

Total Fee 39,030.00

Percent Complete 100.00

Total Earned 39,030.00

Previous Fee Billing 0.00

Current Fee Billing 39,030.00

Total Fee 39,030.00

Total This Invoice \$39,030.00

If you have any questions regarding this invoice, please contact
David Woo at (702) 369-9396.

5820 South Eastern Avenue, Suite 200 - Las Vegas, NV 89119-3057

ST-RH027907


Stanley Consultants INC.

Date: 6/13/2006

Invoice No. SCI Project # 19106.01.00
Rhodes Homes P.O.

Billing Period: Through April 29, 2006

CONTRACT SUMMARY:

Total Contract Amount	\$	39,030.00
Invoice Amount to Date	\$	39,030.00
Balance Remaining	\$	-

INVOICE SUMMARY:

	Authorized to Date	Previous	Current	Balance	% Spent
	\$ 39,030.00	\$ -	\$ 39,030.00	\$ -	100%
Totals	\$ 39,030.00	\$ -	\$ 39,030.00	\$ -	

TOTAL AMOUNT DUE THIS INVOICE
\$ 39,030.00

Payment Requested By: David Frohnen

Date: _____

Please Remit Payment To: Stanley Consultants, Inc.
5820 S. Eastern Avenue
Suite 200
Las Vegas, NV 89119

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Property Name: Red Lake Area Plan

Property Location: Red Lake Area Plan

Undersigned's Customer: Rhodes Homes, Inc.

Invoice/Payment Application Number: 80267

Payment Amount: \$39,030.00

Payment Period: Through April 29, 2006

Upon receipt by the undersigned of a check in the above referenced payment amount payment to the undersigned, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release and the undersigned shall be deemed to waive any notice of lien, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to payment rights that the undersigned has on the above described property to the following extent:

This release covers a progress payment for the work, materials or equipment furnished by the undersigned to the property or to the undersigned's customer, which are the subject of the invoice or payment application, but only to the extent of the payment amount or such portion of the payment amount as the undersigned is actually paid, and does not cover any retention withheld, any items, modifications of changes pending approval, disputed items and claims, or items furnished or invoiced after the payment period.

Before any recipient of this document relies on it, he should verify evidence of payment to the undersigned. The undersigned warrants that he either has already paid or will use the money he received from this progress payment promptly to pay in full all his laborers, subcontractors, material men and suppliers for all work, materials or equipment that are the subject of this waiver and release.

Dated: _____

Stanley Consultants, Inc.

Company Name

By: _____

Its: _____



February 15, 2006

Mr. Kirk Brynjulson
Rhodes Homes Arizona
2215 Hualapai Mountain Road, Suite H
Kingman, AZ 86401

CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 19106

Project Name: Rhodes Arizona Red Lake Area Plan
Phase I Environmental Site Assessment (ESA) and Area Plan for Red Lake Property.

Per your request, Stanley Consultants proposes the following Professional Services for the 32,000 +/- acres of property owned by the client in the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting Parcels 1 through 7 as described in attached exhibit "A". (See also attachment Exhibit 1)- \$11,100.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$15,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways.- \$ 12,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the Red Lake Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1st of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1st Draft Submittal 3/1/06
Final Submittal - 5/30/06

Fee for Services

\$56,100

X 30% complete = 16,830

87,

Fee Type (select one):



Lump Sum



Hourly Fee



Cost Plus Fix Fee with ceiling



Lump Sum
plus reimbursables



Hourly Fee
with ceiling



Time & Materials

TOTAL

16,830

11,100

11,100

\$ 39,030



Stanley Consultants INC.

February 15, 2006
Engineering, Environmental and Construction Services - Worldwide
Page 2

Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes

David J. Frohnen

By: _____

cc: Ken Yamada
David Y. Woo



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

February 24, 2006

Mr. Jim Rhodes
Mr. Kirk Brynjulson
Rhodes Homes Arizona
2215 Hualapai Mountain Road, Suite H
Kingman, AZ 86401

CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 19106

Project Name: Rhodes Arizona Nugent Ranch Area Plans
Phase I Environmental Site Assessments (ESA) and Area Plan for Nugent Ranch.

Per your request, Stanley Consultants proposes the following Professional Services for the **Nugent Ranch** (2520 +/- acres) of property owned by the client just south of the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting the **Nugent Ranch**. - \$3,000.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$10,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways. - \$ 6,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the **Nugent Ranch** Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1st of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1st Draft Submittal 3/1/06
Final Submittal - 5/30/06

Fee for Services

~~\$37,000~~

30% complete = 11,100



February 24, 2006

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Fee Type (select one):

☒

Lump Sum

☐

Hourly Fee

☐

Cost Plus Fix Fee with ceiling

☐

Lump Sum
plus reimbursables

☐

Hourly Fee
with ceiling

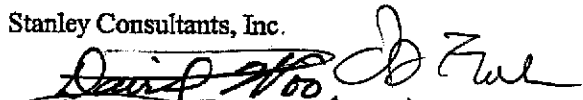
☐


Time & Materials

Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes


~~David Y. Woo, P.E.~~


David Frohnen

By: _____

cc: Dave Frohnen
Ken Yamada



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

February 24, 2006

Mr. Jim Rhodes
Mr. Kirk Brynjulson
Rhodes Homes Arizona
2215 Hualapai Mountain Road, Suite H
Kingman, AZ 86401

CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 19106

Project Name: Rhodes Arizona **Hafley Ranch** Area Plans
Phase I Environmental Site Assessments (ESA) and Area Plan for Hafley Ranch.

Per your request, Stanley Consultants proposes the following Professional Services for the **Hafley Ranch** (2520 +/- acres) of property owned by the client just south of the Red Lake area of Mohave County, Arizona:

1. A GIS exhibit will be prepared depicting the **Hafley Ranch**. - \$3,000.
2. Prepare the Phase I Environmental Site Assessment (ESA) for the property. Service will be conducted in general conformance with the scope and limitations with the American Society of Testing and Materials (ASTM) E1527-00. - \$10,000.
3. Develop a constraints exhibit based on all due diligence/intelligence gathered and/or calculated. The exhibit will be an over-all area wide constraints map that illustrates all identified existing utilities and roadways.- \$ 6,000.
4. Based on the Master Plan Concept and the Land Use Plan developed by IMA , develop the proposed infrastructure section for the Hafley Ranch Area Plan to be given to IMA for their overall report preparation for Mohave County Planning and Zoning in which the draft plan is to be submitted by March 1st of this year and the final by May, 2006. Services include developing preliminary infrastructure calculations and study based on land use plans developed by IMA - \$18,000.

Estimated completion date: 1st Draft Submittal 3/1/06
Final Submittal - 5/30/06



February 24, 2006

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Fee for Services

~~\$37,000~~

30% complete = 11,100

Fee Type (select one):



Lump Sum



Hourly Fee



Cost Plus Fix Fee with ceiling

Lump Sum
plus reimbursablesHourly Fee
with ceiling

Time & Materials

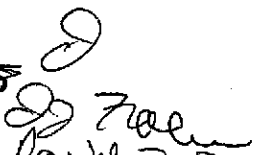
Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes


~~David Y. Woo, P.E.~~

By: _____

cc: David Frohnen
Ken Yamada

 David J. Frohnen